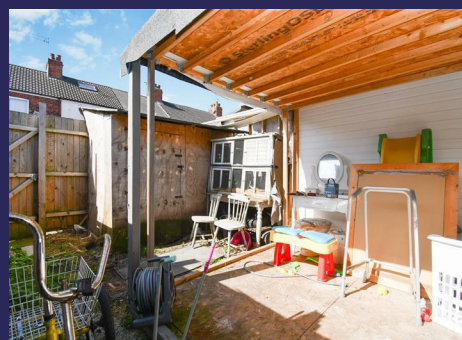


Whitakers

Estate Agents



52 Hereford Street, Hull, HU4 6QH

By Auction £50,000

For sale by Modern Method of Auction; Starting Bid Price £55,000 plus Reservation Fee.

This property is for sale by the Modern Method of Auction.

Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change

Description

No Onward Chain!

This two bed terraced property is offered to the market with no onward chain, situated in a sought after residential location, ideal as a first step onto the ladder or should also work well as an investment property for anyone looking to increase their portfolio.

The main features include - Porch, lounge, dining room and fitted kitchen together with the ground floor bathroom suite. The first floor boasts two good bedrooms.

Externally to both the front and rear are low maintenance gardens.

Accommodation Comprises

Entrance

UPVC double glazed front door.

Porch

Wooden glazed door and tiled floor.

Lounge 14'4 x 11'10 (4.37m x 3.61m)



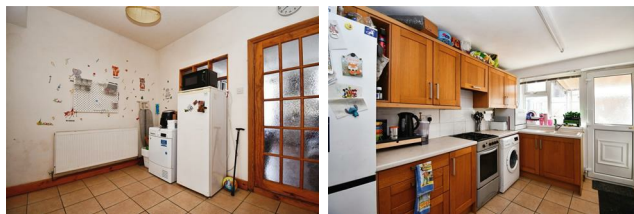
UPVC double glazed bay window, gas fire and laminate flooring.

Dining Area 11'11 x 8'7 (3.63m x 2.62m)



Under stairs storage and tiled floor.

Kitchen 12'6 x 7'7 (3.81m x 2.31m)



UPVC double glazed window and door. A range of base, wall and drawer units with work tops over and splash back tiles. Extractor hood and sink unit with mixer taps.

Shower Room



UPVC double glazed window, walk in enclosed mixer shower, pedestal sink unit, low flush WC, electric heater and tiled floor.

First Floor Landing

Bedroom One 12'4 x 8'6 (3.76m x 2.59m)



UPVC double glazed bay window.

Bedroom Two 10'7 x 9' (3.23m x 2.74m)



Externally



Enclosed rear yard with access to the tenfoot.

Council Tax

Council Tax Band A.

Tenure

Property is freehold.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Other services

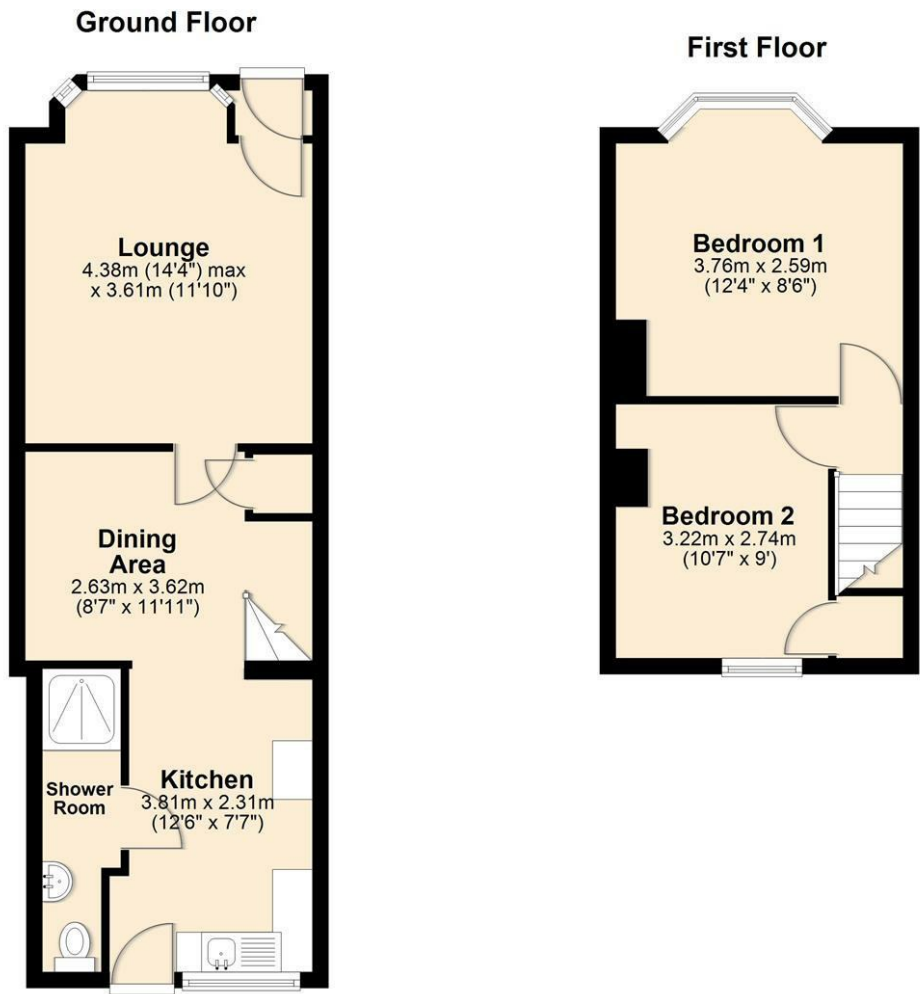
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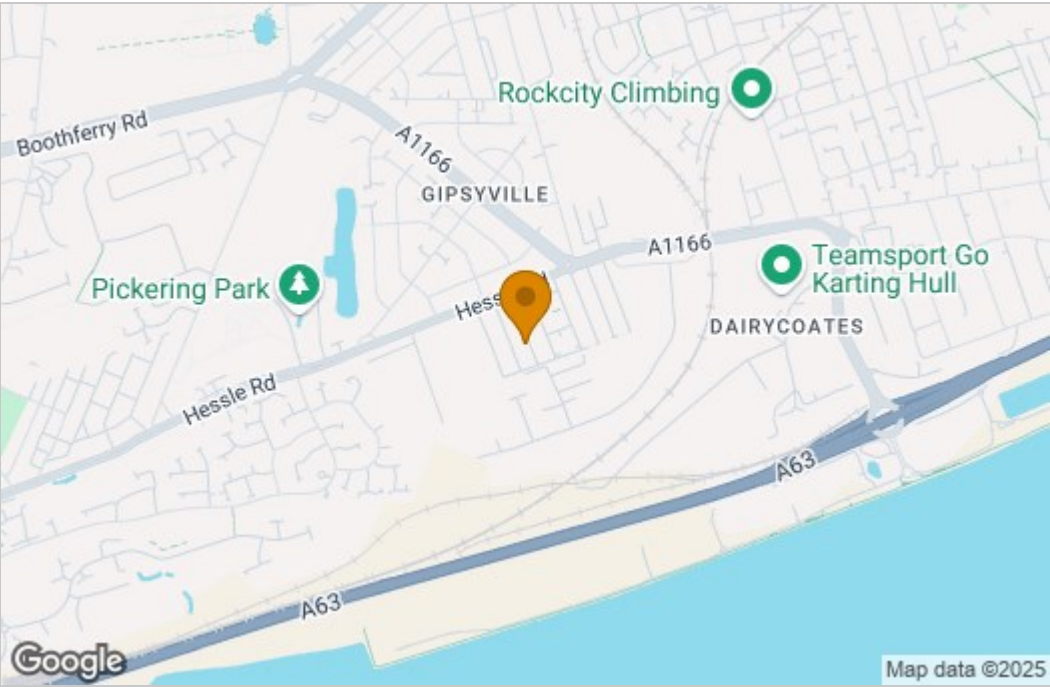
Sales valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

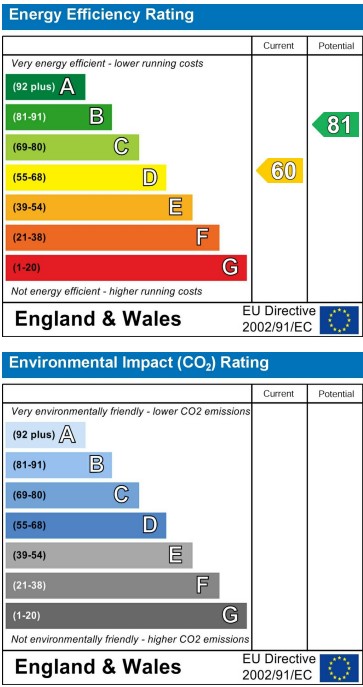
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.